

## **CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, March 17, 2010**

President Ron Carter called the meeting to order at 6:39 p.m. Commission members Bill Hammer, Carolyn Anker, Tom Crowley, Jeff Worrell and Greg Phillips were present, constituting a quorum. Also present were Karl Haas, Les Olds, Sherry Mielke, Don Cleveland, Megan McVicker and Matt Worthley.

Others present:

Mike Anderson, Dan Moriarity, Brandon Bogan, Mike Lee, Jim Mullet, Kelly Hindman, Mike Smith, Steve Hardin, Glen Meinecke, John Hart, Todd May, David Arrensen, Jack Badger, Ronda Harter and Ryan Anderson.

The Pledge of Allegiance was said.

### **Bid Openings**

#### **Parcel 7 – RPAC: Hardscape Package P8**

Mike Anderson with Shiel Sexton, Construction Manager for the RPAC, opened and read aloud the bids. [Please see attached bid tabulation results]

Mr. Olds noted the awarding of the contract will take place at an upcoming special meeting. Special meetings are scheduled to take place on Wednesday, March 24 at 8 a.m. and Wednesday, March 31 at 6 p.m.

### **Presentation by J.C. Hart/Equicor: 116<sup>th</sup> Street Centre**

Steve Hardin, attorney with Baker & Daniels and representative of the project's development team, requested a continuance to the next meeting to allow additional work on the presentation of this project.

### **Public Hearing: Keystone 2006 Bond Transfer II**

David Arrensen with Baker & Daniels, bond counsel for the Keystone project in 2006, was present to explain the request to move an additional \$5 million of unused bond proceeds from other small projects to ensure Keystone is completed. Mr. Arrensen requested an amendment to the lease to ensure that all legal requirements to move the money to Keystone are followed.

The Public Hearing was opened at 6:49 p.m.

No one was present to speak in favor of or against Resolution 2010-3.

The Public Hearing was closed at 6:49:30 p.m.

### **Approval of Resolution 2010-3 Re: Keystone 2006 Bond Transfer II**

Mr. Hammer moved to approve Resolution 2010-3 Re: Keystone 2006 Bond Transfer II. Seconded by Ms. Anker and unanimously approved.

**Approval of Minutes**

February 17, 2010: Moved for approval by Ms. Anker, seconded by Mr. Hammer and unanimously approved.

February 26, 2010: Moved for approval by Mr. Worrell, seconded by Mr. Hammer and unanimously approved.

**Financial Matters**

Mr. Cleveland announced the February 2010 end of month operating balance for the CRC General Fund is \$7,376,299.

Mr. Cleveland requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$1,119,884.95. After reviewing an older version of the claims distributed in the Commissioners' packets prior to the meeting in the amount of \$1,144,913.37, Ms. Anker questioned how the new amount was determined. Review of the documents ensued.

Mr. Carter requested Mr. Cleveland reconcile the two sets of General Funds invoices and revisit later in the meeting.

Mr. Cleveland requested the approval of PAC invoices for regular construction in the amount of \$2,775,199.44. Mr. Hammer moved to approve expenditures in the PAC Construction fund, seconded by Ms. Anker. Discussion ensued. Passed unanimously.

Mr. Cleveland requested approval from the Commission to pay PAC invoices for emergency repair for \$171,024.12. Ms. Anker questioned if the legal fees, such as the Krieg DeVault fees, would be included in emergency repair. Mr. Olds stated we will be seeking reimbursement for all charges for all consultants as it relates to the repair problems to the dome. This includes legal fees, construction management fees, general conditions, temporary winter protection, etc. Mr. Hammer moved to approve, seconded by Ms. Anker and passed unanimously.

**Committee Reports**

Mr. Worrell reported the Plan Review Interior Design committee has resolved 10 of 24 tracked action items and issues.

Mr. Worrell also stated a decision was made for the glass canopy and that it will be the first glass canopy in the world used for sound and acoustics. The committee chose the original recommendation of materials instead of an upgrade as they felt it was not necessary to spend an additional \$90,000 since there would be no noticeable difference on shading of the glass.

There is a signage design meeting in St. Louis on April 9, 2010 to review all signage for The Palladium and City Center campus. This will be a working presentation with the hope to have it ready for bid on May 20, 2010.

Front of house furniture has been chosen and will be released for bid. The committee reviewed hardscape for Parcel 5A and approved hardscape for Parcel 7A at the March 17, 2010 Plan Review Interior Design meeting. Mr. Worrell stated the committee is on schedule with planned items and tasks.

### **Update on Properties**

Mr. Olds opened the floor for questions with regards to projects presented in the monthly Commissioners' report, including CRC projects, Signature Construction projects and the Concert Hall.

Ms. Anker questioned if the release of the final payment for relocation of VFW post associated with Parcel 47 had occurred. Mr. Olds stated it occurred last week and was signed off for final payment to Keystone Construction.

Mr. Anderson with Shiel Sexton, Construction Manager for the PAC, gave an update and slideshow presentation on the construction progress, as well as introduced staff member/project engineer Ryan Anderson. Mr. Anderson stated he will bring one employee to each monthly CRC meeting as a way to recognize those who have been working 'behind-the-scenes.'

### **Old Town Arts & Design District**

Ms. McVicker announced a spring gallery walk will be held on Saturday, April 17 from 5-10 p.m.

### **Old Business**

#### **Modification of Party Time Development Agreement**

After working with the owner of and lender for the Party Time Rental property, Mr. Haas recommended a modification of the development agreement and related documents. Mr. Haas requested a resolution that authorizes the President of the Redevelopment Commission to sign amendments or modifications of the development agreement and all related documents as deemed necessary or appropriate.

Mr. Hammer moved to approve the modification of the Party Time Development Agreement. Seconded by Ms. Anker and unanimously approved.

### **New Business**

#### **Authorization of Staff and Consultants to Complete Preparation of TIF Application for 116<sup>th</sup> Street Centre TIF**

This item was tabled at the meeting based on the request for continuance of the project's presentation.

**Other Business**

None at this time.

**Announcements**

General Fund Claims were revisited. Mr. Cleveland stated the changes between the document that was originally scanned for the Commissioners' packets and the final document for signature was the removal of Barnes & Thornburg invoices (to be paid from bond proceeds when the bond proceeds take place) plus the addition of invoices from CSO Architects in the amount of \$34,086.23. This equals the revised total of \$1,119,884.95.

Mr. Hammer moved to approve the General Fund claims in the revised amount of \$1,119,884.95. Seconded by Ms. Anker and passed unanimously.

**Adjournment**

Ms. Anker moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 7:21 p.m.

The next regularly scheduled meeting is Wednesday, April 21, 2010 at 6:30 p.m. Special meetings will take place on Wednesday, March 24, 2010 at 8 a.m. and Wednesday, March 31, 2010 at 6 p.m.